

Board of Adjustment

Agenda

June 3, 2015
City Council Chambers – Lower Level
57 East First Street

TRENT MONTAGUE – Chair	
MARK FREEMAN – Vice Chair	GREG HITCHENS
TYLER STRADLING	TONY SIEBERS
WADE SWANSON	KEN REMBOLD

4:30 p.m. STUDY SESSION

- A. Zoning Administrator's Report
 - 1. Discuss proposed revisions to employment-related uses and standards in the Zoning Ordinance
- B. Discussion of items listed on the Public Hearing Agenda

5:30 p.m. PUBLIC HEARING

- A. MINUTES FROM THE MAY 6, 2015 MEETING.
- B. CONSENT AGENDA: Items listed with an asterisk (*), below, will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. THE FOLLOWING CASES (PUBLIC HEARING):

- *1. BA15-001 2816 and 2828 South Country Club Drive (District 3) – Requesting a Special Use Permit to modify and/or remove an existing comprehensive sign plan in the LC zoning district. (PLN2014-00640)

Staff Planner: Lesley Davis

Staff Recommendation: Continuance to the July 1, 2015 meeting

2. BA15-015 2222 East Main Street (District 2) – Requesting: 1) a Variance to allow a fence to exceed the maximum height permitted; 2) an interpretation of the term “electric fence” as found in Section 8-6-3(l)1 related to Prohibited Public Nuisances; 3) the provisions related to “determining setbacks for yards” as found in Section 11-2-3(l); 4) the provisions related to “maximum height of fences and freestanding walls” as found in Section 11-30-4(B); and 5) an interpretation of the defined term “adjoining” as found in Chapter 87 of the Mesa Zoning Ordinance, all in the GC district. (PLN2015-00120)

Staff Planner: Angelica Guevara

Staff Recommendation: Denial of variance request and uphold and confirm the interpretation of the Development and Sustainability Director

- *3. BA15-018 60 North Gilbert Road (District 4) – Requesting: 1) a Substantial Conformance Improvement Permit to allow the redevelopment of a commercial building; and 2) a Special Use Permit to allow a reduction in the minimum number of required parking spaces, both in the GC zoning district.

Staff Planner: Wahid Alam

Staff Recommendation: Continuance to the July 1, 2015 meeting

- *4. BA15-020 2930 South Alma School Road (District 3) – Requesting a Substantial Conformance Improvement Permit to allow the development of a pad site in an existing commercial center. (PLN2015-00042)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

- *5. BA15-021 4418 East University Drive (District 2) – Requesting a Development Incentive Permit to allow the development of a commercial building in the LC zoning district. (PLN2015-00119)

Staff Planner: Kim Steadman

Staff Recommendation: Continuance to the July 1, 2015 meeting

- *6. BA15-023 3143 South Power Road (District 6) – Requesting a Special Use Permit for a Comprehensive Sign Plan in the RSL-2.5-PAD zoning district. (PLN2015-00190)

Staff Planner: Angelica Guevara

Staff Recommendation: Approval with Conditions

- *7. BA15-024 719 East Main Street (District 4) – Requesting a Special Use Permit for a Comprehensive Sign Plan in the T4MS zoning district. (PLN2015-00191)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

- *8. BA15-025 3660 East Inverness Avenue (District 2) – Requesting: 1) a Special Use Permit to allow an animal kennel; and 2) a Special Use Permit to allow a small animal day care; both in the LC zoning district. (PLN2015-00194)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

- *9. BA15-026 1465 West Southern Avenue (District 3) – Requesting a Substantial Conformance Improvement Permit to allow the redevelopment of a commercial site in the LC zoning district. (PLN2015-00195)

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with Conditions

OTHER BUSINESS:

E. ITEMS FROM CITIZENS PRESENT.